

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

November 17, 2009
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Carolyn Kelley – District 1	David Christian – District 7
Bennie Cole – District 2	Billy J. Tiller – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

1. **12:45 PM - Tobin Room** – Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for November 17, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of November 3, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010004 H:** A request for a change in zoning from “O-2” Office District and “R-4” Residential Single-Family District to “H O-2” Office Olmos Park Terrace Historic District and “H R-4” Residential Single-Family Olmos Park Terrace Historic District on multiple properties within the 200 Block of West Mandalay Drive (including 5118 and 5230 San Pedro Avenue). (Council District 1)
7. **ZONING CASE NUMBER Z2010005 CD:** A request for a change in zoning from “R-4” Residential Single-Family District, “MF-33” Multi-Family District, “C-2” Commercial District and “I-1” General Industrial District to “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “NC” Neighborhood Commercial District, “C-2” Commercial District and “C-2 CD” Commercial District with a Conditional Use for Parking and Storage-Long Term on multiple properties generally bound by Rigsby Avenue to the north; Villarreal Street and Southside Lions Park to the south; Amanda Street to the east and Anita Street to the west, multiple addresses. (Council District 3)
8. **ZONING CASE NUMBER Z2010006 CD:** A request for a change in zoning from “H R-5” Residential Single Family Mission Historic District to “H R-5 CD” Residential Single Family Mission Historic District with a Conditional Use to allow a non-commercial parking lot on Lots 8 and 9, NCB 7668, 539 and 543 East White Avenue. (Council District 3)

9. **ZONING CASE NUMBER Z2010008 S:** A request for a change in zoning from ‘C-2’ Commercial District and ‘C-3’ General Commercial District to ‘C-2 S’ Commercial District with a Specific Use Authorization for a Pay-Day Loan Agency on Lot 200H, Block H, NCB 8501, 972 Bandera Road. (Council District 7)
10. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
11. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z2010004 H

Subject Property Legal Description(s): Various (See Attachment)

Scale: 1" approx. = 200 Feet
Council District 1

Legend

Subject Property ■■■■■■■ (7.04 Acres)
200' Notification Buffer —————
Current Zoning TEXT
Requested Zoning Change (TEXT)
100-Year FEMA Floodplain —————



Planning & Development Services Dept.
City of San Antonio
(11/10/2009 - E Hart)

CASE NO: Z2010004 H

Final Staff Recommendation - Zoning Commission

Date: November 17, 2009

Council District: 1

Ferguson Map: 582 D5

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

Multiple Owners

Zoning Request: From "O-2" Office District and "R-4" Residential Single-Family District to "H O-2" Office Olmos Park Terrace Historic District and "H R-4" Residential Single-Family Olmos Park Terrace Historic District.

Property Location: Multiple properties within the 200 Block of West Mandalay Drive (including 5118 and 5230 San Pedro Avenue)

West Mandalay Drive, between San Pedro Avenue and Howard Street

Proposal: To extend the boundaries of the Olmos Park Terrace Historic District

Neigh. Assoc. Olmos Park Terrace Neighborhood Association; Northmoor Neighborhood Association is within 200 feet

Neigh. Plan North Central Neighborhoods Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

The Office of Historic Preservation recommends expanding the boundaries of the Olmos Park Terrace Historic District based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. The subject properties are 27 parcels located along the north and south sides of the 200 block of West Mandalay Drive including 5118 and 5230 San Pedro Avenue. The North Central Neighborhoods Community Plan calls for Low Density Residential land use for the subject properties. The request to designate this location as Historic is consistent with the goals and objectives of the North Central Neighborhoods Community Plan. On October 7, 2009 the Historic and Design Review Commission concurred with Staff and is recommending approval of a Historic District.

This request constitutes the third phase of the Olmos Park Terrace Historic District. Phase 1 and Phase 2 were approved in October 2007 and January 2008, respectively. A majority of the included parcels have existing single-family residential uses; while the two properties addressed on San Pedro house retail and service uses. The subject properties were originally zoned "B" Residence District. The two properties located at the northeast and southeast corners of Mandalay Drive and San Pedro Avenue were rezoned to "O-1" Office District in separate zoning cases (1974 and 1981). Upon the adoption of the 2001 Unified Development Code, the previous zoning districts converted to the current "R-4" Residential Single-Family District and "O-2" Office District.

A petition representing 55% of the subject property residents has been submitted in favor of extending the Historic District boundaries. Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Micah Diaz 207-5876

Z2010004

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

October 07, 2009

HDRC CASE NO: 2009-293

ADDRESS: 202-285 W Mandalay, 5118 & 5230 San

LEGAL DESCRIPTION:

PUBLIC PROPERTY:

HISTORIC DISTRICT:

LANDMARK DISTRICT:

APPLICANT: City of San Antonio, Historic Preservation Officer P.O. Box 839966

OWNER: Various

TYPE OF WORK: Finding of Historic Significance (Historic District)

REQUEST:

The applicant is requesting that the HDRC issue a finding of historic significance for the proposed Olmos Park Terrace Phase 3 Historic District and recommend approval to the Zoning Commission and to the City Council for designation of this area. A petition in favor of the district extension has been signed by 55.0% of property owners within the proposed district extension boundaries.

The proposed district extension is shown on the accompanying map and contains the following properties:

NCB 9012 BLK 6 LOT 45 46 AND 47
NCB 9012 BLK 6 LOT 43 AND 44
NCB 9012 BLK 6 LOT 41 42 & E 12.5 FT OF 40
NCB 9009 BLK 5 LOT 46 47 AND 48
NCB 9012 BLK 6 LOT 38 39 & W 12.5 FT OF 40
NCB 9012 BLK 6 LOT 36 AND 37
NCB 9009 BLK 5 LOT 49 50 AND 51
NCB 9009 BLK 5 LOT 52 53 & 54
NCB 9009 BLK 5 LOT 55 AND 56
NCB 9012 BLK 6 LOT 30 TO 35
NCB 9009 BLK 5 LOT 57, 58 & E 23.7 FT OF 59
NCB 9009 BLK 5 LOT 60, 61 & W 1.3 FT OF 59
NCB 9012 BLK 6 LOT 25 26, 27, 28 AND 29
NCB 9009 BLK 5 LOT 62 63 AND 64
NCB 9012 BLK 6 LOT 22 THRU 24
NCB 9009 BLK 5 LOT 65 THRU 68
NCB 9012 BLK 6 LOT 19 THRU 21
NCB 9009 BLK 5 LOT 74 & W 12.5 FT OF 73 (NCB 9009 Block 5, Lot 89)
NCB 9012 BLK 6 LOT 16, 17 & 18
NCB 9009 BLK 5 LOT 69, 70, 71, 72 & E 12.5 FT OF 73
NCB 9012 BLK 6 LOT 12 THRU 15
NCB 9009 BLK 5 LOT 75 76 AND 77 (NCB 9009 Block 5 Lot 88)
NCB 9012 BLK 6 LOT 8 THRU 11
NCB 9012 BLK 6 LOT 5 THRU 7
NCB 9009 BLK 5 LOT 78 THRU 82
NCB 9012 BLK 6 LOT 95
NCB 9009 BLK 5 LOT 87

RECOMMENDATION:

The Office of Historic Preservation received a formal request for consideration of the 200 Block of West Mandalay to become part of the Olmos Park Terrace Historic District. Petitions in favor of the district designation have been signed by 55.0% of property owners within the proposed district boundaries. Staff recommends the HDRC approve a Finding of Historic Significance for this historic district and recommend approval of the designation to the Zoning Commission and City Council.

The majority of the homes within Olmos Park Terrace are small English stone cottages, while some of later construction are 1940s minimal traditional houses. Olmos Park Terrace was platted in 1931 by the Northside Improvement Company with H.C. Thorman as president. The period of significance for Olmos Park Terrace is 1931 to approximately 1945.

Eligibility:

Identification with a person who significantly contributed to the development of the community: developer/builder H.C. Thorman;

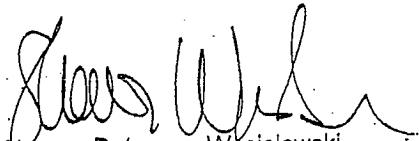
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction: 1930s English stone cottages.

Its historical and architectural integrity of location, design, materials, and workmanship;

And its character as an established and geographically definable neighborhood united by architectural style and physical plan and development: 1930's residential subdivision.

COMMISSION ACTION:

Recommendation for finding of historic significance.



Sharon Peterson Wasielewski
Historic Preservation Officer

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010004 H

Address: 200 Block of W. Mandalay

Existing Zoning: O-2, R-4

Requested Zoning: H O-2, H R-4

Registered Neighborhood Association(s): Olmos Park Terrace Neighborhood Association

Neighborhood/Community/Perimeter Plan: North Central Neighborhoods Community Plan

Future Land Use for the site: Low Density Residential, Parks/Open Space

Analysis:

The subject area for this historic designation application is approximately nine acres and consists of 28 parcels. The properties on both south and north of West Mandalay are subject to this rezoning. This is the third phase of historic designation in this vicinity. Prior to this phase, all the properties to the north and south of the subject area have been designated historic. The majority of the homes within Olmos Park Terrace are small English stone cottages, while some of later constructions are 1940's minimal traditional houses. The City of San Antonio Office of Historic Preservation is seeking a zoning change from O-2, and R-4 to H O-2, and H R-4 in order to designate these properties with a historic significance status.

The future land use in the North Central Neighborhoods Community Plan designates this section of the area as Low Density Residential and a Park/Open Space land uses. The North Central Neighborhoods Community Plan also designates the adjacent properties to the east, west and south as Low Density Residential.

Historic character and value of Olmos Park Terrace neighborhood was recognized by the plan (page 16). Preservation of the historic character of the neighborhood is essential for the integrity of this neighborhood (page 39).

The approval of this zoning case keeps in spirit with the plan, goals and objectives of the North Central Neighborhoods Community Plan. Designating these properties as historic will aid in further preserving the architectural and historical character of this area of our community.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

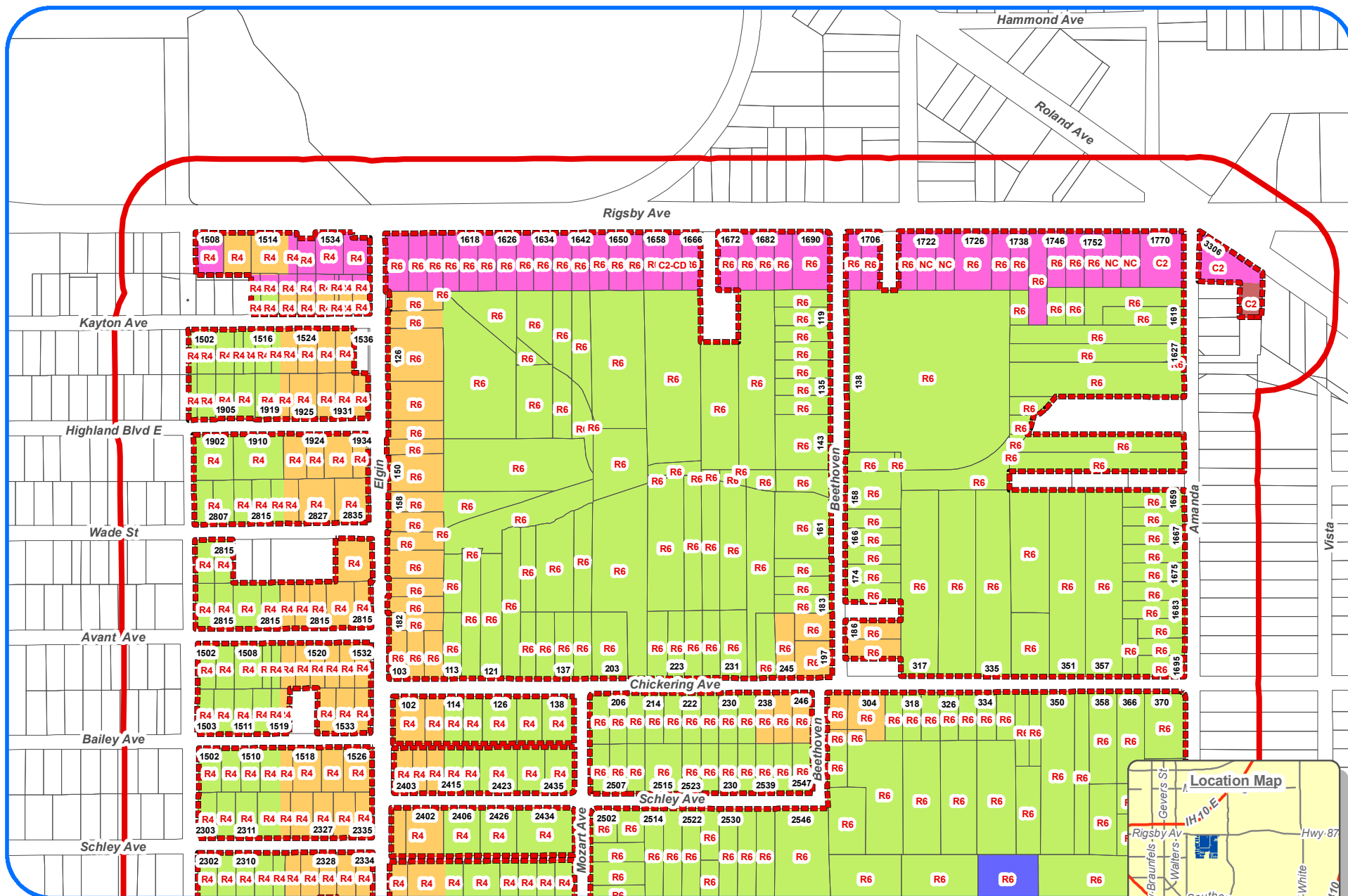
Reviewer: John Osten

Title: Sr. Planner

Date: 10/19/2009

Manager Review: Nina Nixon-Mendez

Date: 10/19/2009



Zoning Case Notification Plan

Case Z-2010-005CD

(Sheet 1 of 2)

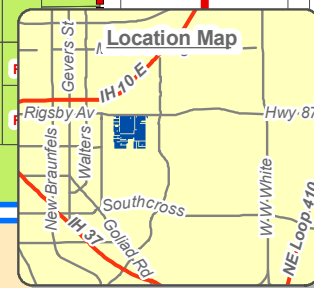
Subject Property Legal Description(s) : Various (See Attachment)

Current Zoning

Commercial	
Industrial	
Multi-Family Residential	
Manufactured Housing	
Single Family Residential	

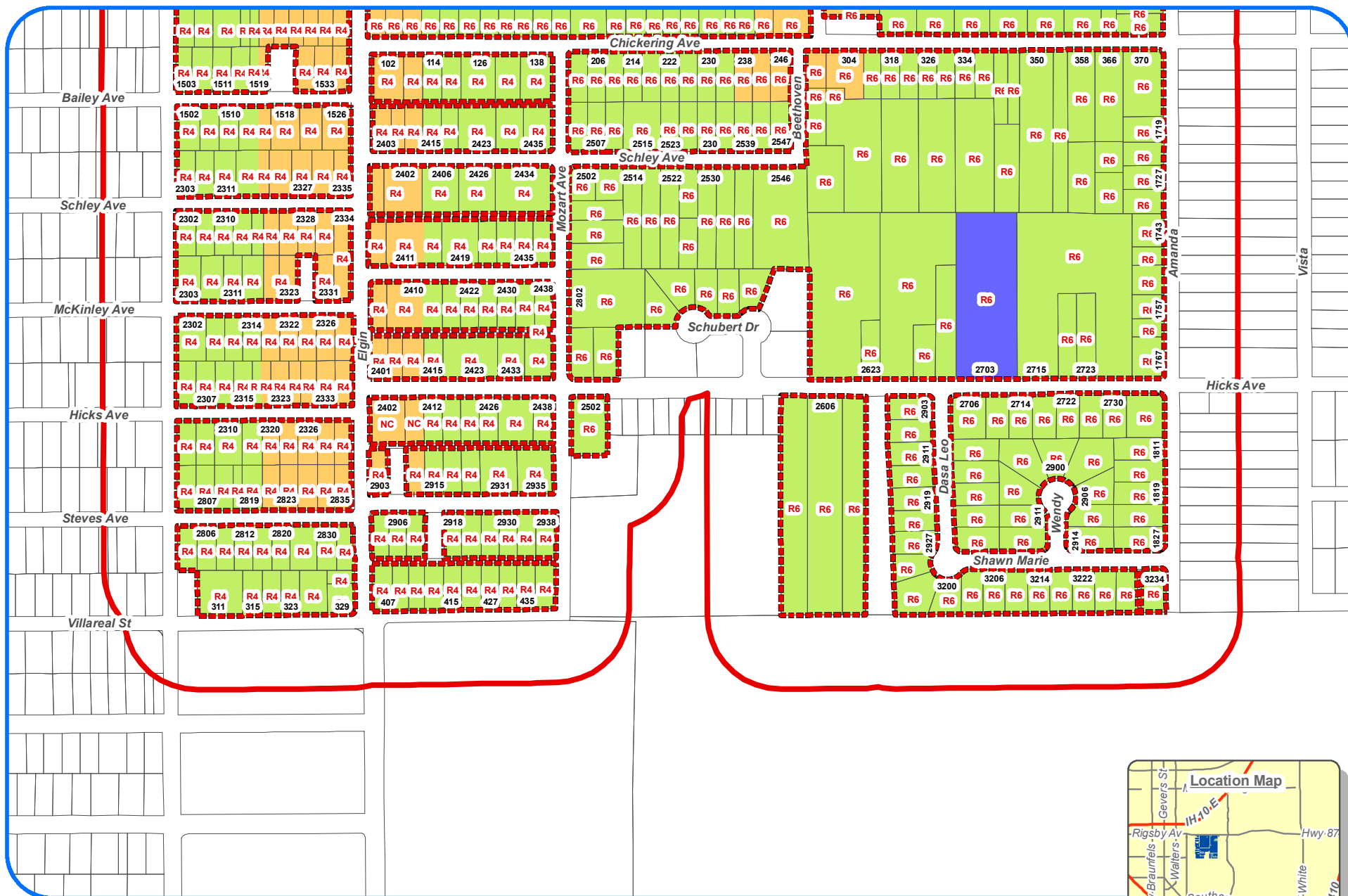
Legend

Subject Property	137.3 Acres
200' Notification Buffer	
Proposed Zoning Change	TEXT



Council District 3 Scale: 1" approx. = 350 Feet

Planning & Development Services Dept
City of San Antonio
(11/04/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2010-005CD

(Sheet 2 of 2)

Subject Property Legal Description(s) : Various (See Attachment)

Current Zoning

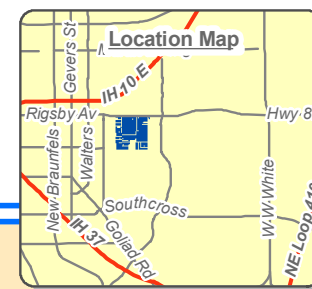
Commercial	
Industrial	
Multi-Family Residential	
Manufactured Housing	
Single Family Residential	

Legend

Subject Property		(137.3 Acres)
200' Notification Buffer		
Proposed Zoning Change	TEXT	

Council District 3

Scale: 1" approx. = 350 Feet



Planning & Development Services Dept
City of San Antonio
(11/04/2009 - E Hart)

CASE NO: Z2010005 CD

Final Staff Recommendation - Zoning Commission

Date: November 17, 2009

Council District: 3

Ferguson Map:

Applicant Name:

City of San Antonio

Owner Name:

Multiple Property Owners

Zoning Request: From "R-4" Residential Single-Family District, "MF-33" Multi-Family District, "C-2" Commercial District and "I-1" General Industrial District to "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "NC" Neighborhood Commercial District, "C-2" Commercial District and "C-2 CD" Commercial District with a Conditional Use for Parking and Storage-Long Term.

Property Location: Multiple Legal Descriptions generally bound by Rigsby Avenue to the north; Villareal Street and Southside Lions Park to the south; Amanda Street to the east and Anita Street to the west

Multiple Addresses

Multiple Lots

Proposal: To conform zoning with existing land uses

Neigh. Assoc. Sunny Slope Neighborhood Association and within 200 feet of the Artesia Community Guild

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

Staff received direction to rezone properties generally bound by Rigsby Avenue to the north; Villareal Street and Southside Lions Park to the south; Amanda Street to the east and Anita Street to the west to zoning districts compatible with the existing land uses. As directed by City Council, the Planning and Development Services Department has conducted a study of these properties and found single-family residential lots with high density zoning and overly intense commercial and industrial zoning adjacent to, and encroaching into, the surrounding residential neighborhood. Staff is recommending a rezoning proposal that would be compatible with the surrounding residential uses while also allowing the continuation of an established commercial use. It appears that much of the overly intense zoning is the result of cumulative zoning inherent in the 1938 zoning code.

The proposed rezoning will consist of 567 parcels and totals approximately 137.3 acres located on the City's east side. Upon the adoption of the 2001 Unified Development Code, the previous zoning "C" Apartment District, "F" Local Retail and "J" Commercial District converted to the current "MF-33" Multi-Family District, "C-2" Commercial District and "I-1" General Industrial District. The proposed rezoning is based on an overall strategy designed to reduce the intensity of zoning where it is in conflict with established uses. Overall, reducing the intensity of zoning will reduce the potential for conflicts with the abutting residential neighborhood. Staff believes that the proposed rezoning would serve to maintain the integrity of the neighborhood while balancing the needs of the existing uses.

CASE MANAGER : Pedro Vega 207-7980



CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

07 MAY -2 PM 4:27

TO: Mayor & City Council

FROM: Councilman Roland Gutierrez, District 3

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Erik J. Walsh, Assistant City Manager; Leticia Callanen, Interim Assistant to the City Council

SUBJECT: Request for Placement of Item on City Council Meeting Agenda

DATE: April 12, 2007

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

Your support is requested to direct the Department of Development Services Staff to take appropriate steps in bringing forward to the Zoning Commission for their consideration and to the City Council for final action, the rezoning of properties bound by Rigsby Avenue to the north; Villarreal Street and Southside Lions Park to the south; Amanda Street to the east and Anita Street to the west.

Brief Background

Significant numbers of properties developed with single and multi-family residential and commercial retail and service uses are not zoned to allow such uses. These parcels are zoned for industrial uses. This inconsistency is a result of cumulative zoning, a zoning practice utilized in San Antonio's original 1938 zoning code. Zoning classifications in this "1938 code" converted to new zoning classifications in the recently adopted 2001 Unified Development Code (UDC) as of February 4th, 2002.

It is the goal of the Development Services, Zoning Section to rezone those properties that are incompatible with the current zoning. In order to maintain the character of the neighborhood and allow the continuation of residential and commercial uses, it is requested that the property be rezoned to an appropriate zoning district. This will ensure that proposed development is compatible in their character and use to the site and the surrounding area.

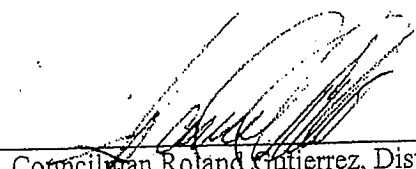
Community meetings will be held to educate the affected property owners on the zoning classification system, the zoning process, and how it relates to their property.

It is also requested that the property located at 2810 Wade Street, Lots 5 through 15, Block 24, NCB 3199, be brought forward in a timelier manner to facilitate a single-family residential development.

Your favorable consideration is requested.

Z2010005 CD

Submitted for Council consideration
by:


Councilman Roland Gutierrez, District 3

Supporting Councilmembers' Signatures (4 only)

District No.

- 1.
- 2.
- 3.
- 4.

10
9
8
5

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
07 MAY -2 PM 4:27



Zoning Case Notification Plan

Case Z-2010-006 CD

Council District 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 07668 - Block 000 - Lots 8 and 9

Legend

- Subject Property (0.2066 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(10/23/2009 - E Hart)

CASE NO: Z2010006 CD

Final Staff Recommendation - Zoning Commission

Date: November 17, 2009

Council District: 3

Ferguson Map: 650 F5

Applicant Name:

Chuck Christian

Owner Name:

Felix Huizar Jr. and Felix Huizar III

Zoning Request: From "H R-5" Residential Single Family Mission Historic District to "H R-5 CD" Residential Single Family Mission Historic District with a Conditional Use to allow a non-commercial parking lot.

Property Location: Lots 8 and 9, NCB 7668

539 and 543 East White Avenue

On the north side of East White Avenue between Mission Road to the west and Roosevelt Avenue to the east.

Proposal: To allow a non-commercial parking lot.

Neigh. Assoc. Mission San Jose Neighborhood Appearance & Safety Committee

Neigh. Plan South Central Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval with conditions

The subject property consists of vacant land with frontage along East White Avenue. The property is adjacent to R-5 zoning to the north, east and west and MF-33 and C-3 zoning to the south. The surrounding land uses consist of residential dwellings and a vehicle storage lot to the north, vacant land and residential dwellings to the west, vacant land and a fruit cup stand to the east, and an apartment complex and restaurant to the south.

The applicant is requesting a rezoning to allow a non-commercial parking lot, which requires a Conditional Use in R-5 zoning districts. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The R-5 CD zoning classification would limit the scope of use allowed and restrict future occupancy should the use cease for an extended period of time. The proposed parking lot would provide additional parking for customers and employees of a restaurant, which is located at 3119 Roosevelt Avenue.

Staff finds this request reasonable due to the location of the subject property near Roosevelt Avenue, and the existing similarly zoned properties in the immediate area. The requested Conditional Use would not be out of character with the neighboring properties. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of East White Avenue as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they have existing commercial zoning districts.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using

CASE NO: Z2010006 CD

Final Staff Recommendation - Zoning Commission

90 degree or less cut-off fixtures;

2. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;

3. A 10 foot "Type A" landscape buffer shall be provided along the north, east and west property lines of the subject property; and

4. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

CASE MANAGER : Brenda Valadez 207-7945

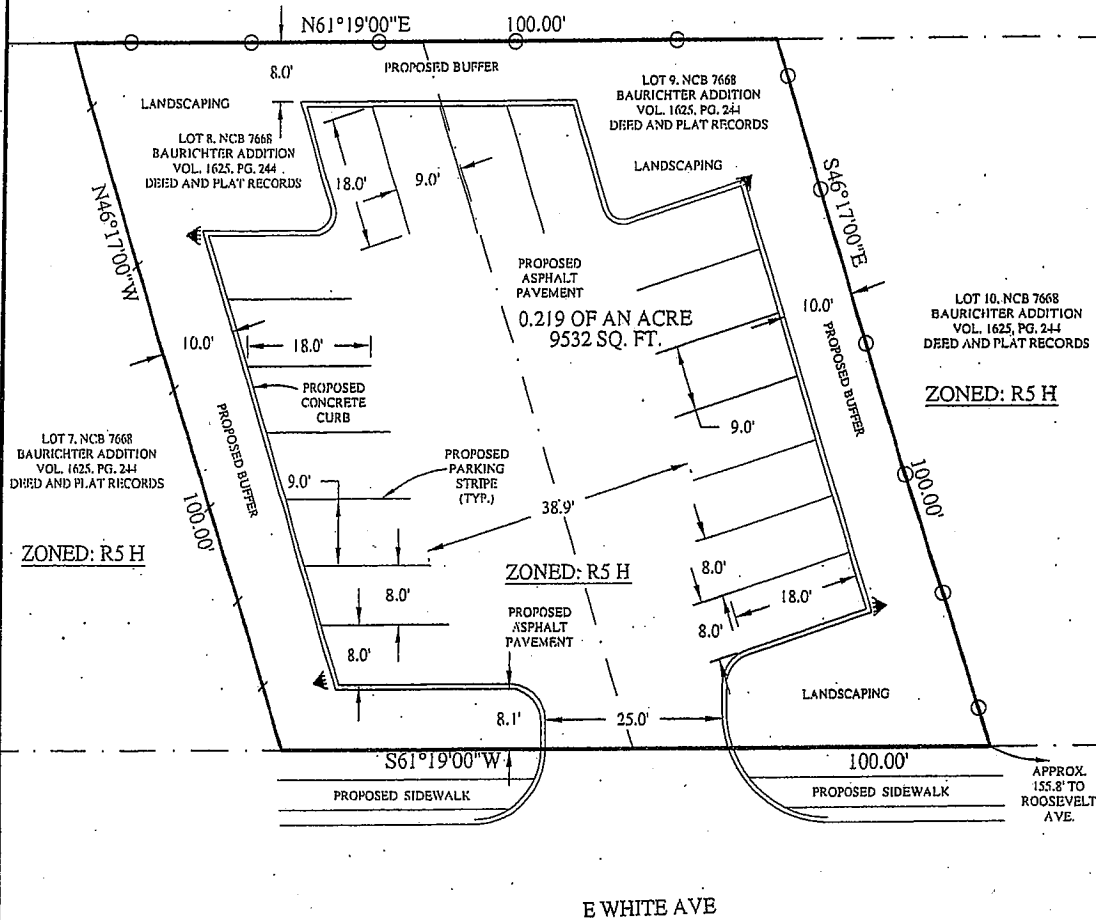
22010006

STATISTICS

PROPOSED IMPERVIOUS COVER = 0.131 OF AN ACRE (5713 SQ. FT.) (60%)

ZONED: R5 H

LOT 15, NCB 7668
BAURICHTER ADDITION
VOL. 1625, PG. 244
DEED AND PLAT RECORDS



THIS IS NOT A BOUNDARY SURVEY

SITE PLAN

PROPOSED PARKING LOT
539 & 543 E-WHITE, SAN ANTONIO, TX

LOTS 8 AND 9, NEW CITY BLOCK 7668,
BAURICHTER ADDITION, IN THE CITY OF SAN
ANTONIO, BEXAR COUNTY, TEXAS ACCORDING
TO PLAT RECORDED IN VOLUME 1625, PAGE 244,
DEED AND PLAT RECORDS BEXAR COUNTY,
TEXAS

JOHNSON SURVEYING, INC.

Registered Professional Land Surveyor
2548 E. BITTERS, SAN ANTONIO, TX 78217
(210) 858-9838 • (210) 247-6138 fax

NOTES

1. THIS SITE PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.
2. THIS SITE PLAN MUST BE APPROVED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.
3. OWNER/BUILDER SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS PRIOR TO ANY CONSTRUCTION.

I, FELIX HUIZAR, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM A REFERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PROPOSED SHIELDED LIGHTING

LEGEND

- EXISTING CONCRETE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE

DATE: OCTOBER 11, 2009

JOHNSON SURVEYING, INC. JOB NO.

CLIENT: ARTHUR GARCIA

©2009

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010006 CD

Address: 539 & 543 E. White Avenue

Existing Zoning: H R-5

lot

Requested Zoning: H R-5 Conditional Use for a non-commercial parking

Registered Neighborhood Association(s): Mission San Jose Neighborhood Appearance & Safety Comm.

Neighborhood/Community/Perimeter Plan: South Central San Antonio Community Plan

Future Land Use for the site: Low Density Residential

Analysis:

The 0.2066 acre subject property is currently zoned H R-5, and consists of two undeveloped parcels. There is an existing commercial structure immediately adjacent to the west of the subject property. The property to the north is a large vacant parcel with a Low Density Residential classification. The property to the east also a vacant lot and it is being utilized as a parking lot of the structure to the east of it. The property south of the subject property, across from E. White Avenue, is classified as multi-family and occupied by apartment units. The proposed non-commercial parking lot will be serving to the existing restaurant at the southwest corner of E. White Avenue and Roosevelt Avenue.

The South Central San Antonio Community plan designates the future land use for the property as Low Density Residential. Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density and supports compatible infill development.

This side of E. White Avenue has partially developed with nonresidential uses already, and future development of low density residential is quite unlikely for the subject area. The proposed non-commercial parking lot for this vacant property will be an appropriate utilization of this piece of land and contribute to the economic development of the existing Roosevelt commercial corridor (Page 9). If there would be a future demand for a single-family residential use for this location, the existing H R-5 zoning designation will remain in place and will allow this area to develop accordingly. The following conditions are highly recommended for this location:

- All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures.
- No vehicles shall be parked on premise for more than 12 hours.
- A Type C (15-foot) landscape buffer including a 6-foot tall, solid screen fence shall be maintained along the side and rear property lines where the subject property abuts residential uses or zoning.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial as submitted

☐ Alternate Recommendation

Reviewer: John Osten

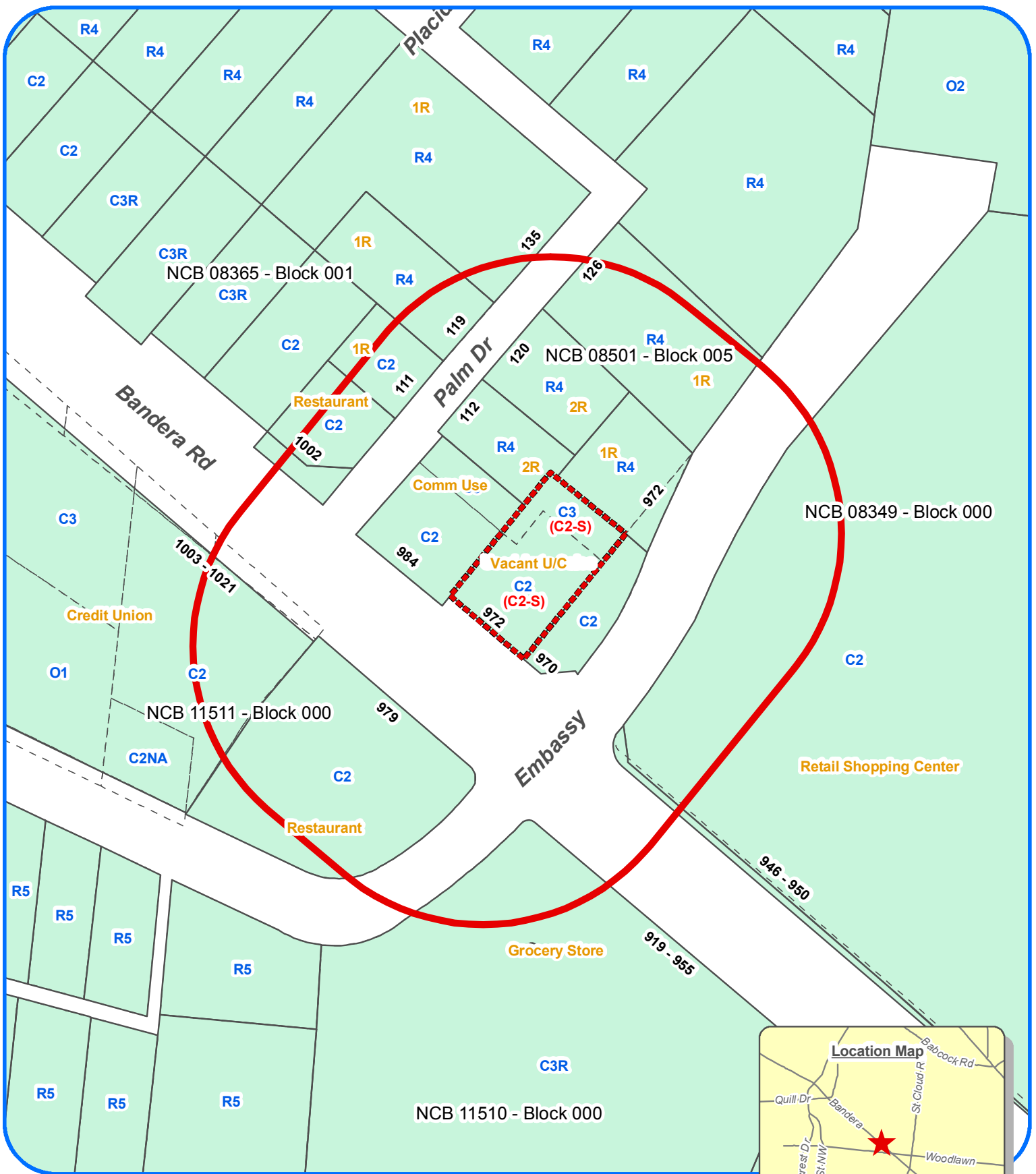
Title: Sr. Planner

Date: 10/20/09

Manager Review: Nina Nixon-Mendez

Date: 10/20/09

11/06/08



Zoning Case Notification Plan

Case Z-2010-008 S

Council District 7

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 08501 - Block H - Lot 200H excluding SE 10.66 ft

Legend

- Subject Property (0.3256 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(10/26/2009 - E Hart)

CASE NO: Z2010008 S

Final Staff Recommendation - Zoning Commission

Date: November 17, 2009

Council District: 7

Ferguson Map: 581 C8

Applicant Name:

Robert Grant

Owner Name:

Roy F. Leslie

Zoning Request: From "C-2" Commercial District and "C-3" General Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Pay-Day Loan Agency.

Property Location: Lot 200H, Block H, NCB 8501

972 Bandera Road

On the northeast side Bandera Road between Palm Drive and Embassy Drive

Proposal: To allow for a Personal Loan Office

Neigh. Assoc. Donaldson Terrace Neighborhood Association and University Park Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The Near Northwest Community Plan envisions the land use for this 0.3256 acre site to be Community Commercial. The Near Northwest Community Plan Goal 2 states, "Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.." (Page 22). The plan supports the development of walkable and community oriented businesses along the corridors. Staff supports the request based on conformity to the Near Northwest Community Plan goals and objectives.

The site is located in northwest San Antonio within Loop 410, on the northeast side of Bandera Road, a major thoroughfare. The site is currently being redeveloped and was annexed in September of 1952. The site is adjacent to "C-2" Commercial District and "C-3" General Commercial District to the northwest, "C-2" Commercial District to the southeast with "R-4" Residential Single-Family District to northeast. The site is surrounded by commercial use to the west, east and south, and a single-family dwelling to the northeast. The existing "C-2" designation for the property is not out of character given the commercial uses along Bandera Road. The reason for requesting a change of zoning is to accommodate the relocation of an existing Personal Loan Office that now requires a Specific Use Authorization.

The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization by the city council after ensuring that the use can be appropriately accommodated on the specific property, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community.

CASE NO: Z2010008 S

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2010008 S

Address: 972 Bandera Road

Existing Zoning: C-2 & C-3

Requested Zoning: C-2 S (Specific Use Authorization for a Personal Loan Office)

Registered Neighborhood Association(s): Donaldson Terrace Neighborhood Association.
University Park Neighborhood Association is within 200 ft.

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

Future Land Use for the site: Community Commercial

Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. The zoning districts associated with this land use classification include NC, O-1, C-1, C-2 and C-2 P.

Analysis:

The subject property is developed with nonresidential structures and totals approximately 0.31 acre. This property is located on the north side of Bandera Road between Embassy Street and Palm Drive. This section of Bandera Road is developed with a mixture of commercial and other nonresidential uses. The adjacent properties to south, east and west, including the ones across from Bandera Road, have C-2 zoning. Abutting property to the northeast has R-4 zoning and classified as Low Density Residential in the Near Northwest Community Plan.

The Near Northwest Community Plan Goal 2 states, "Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.." (p. 22). The plan supports the development of walkable and is community oriented businesses along the corridors. The requested C-2 S zoning district is allowed for this location.

Staff supports the request based on conformity to the Near Northwest Community Plan goals and objectives.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments: A plan amendment to Industrial is required.

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: John Osten

Title: Sr. Planner

Date: 10/22/2009

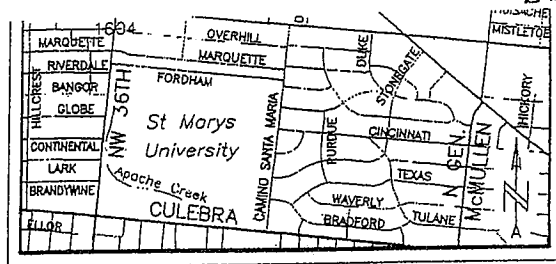
Manager Review: Andrea Gilles

Date: 10/22/2009

11/06/08

SEALANT DETAIL

(N.T.S.)



LOCATION MAP

P.P. 10

I, Robert Grant, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

Site Plan Scale:
1" = 20'

Square Footage of
of Paved Area:
Approx. 14,184 s.f

Intended Use of
Property:
Office/retail
(personal loan
store)

Property not
located within
the ERZD

LOT 199G

Zoning: R-4

LOT 199E

S50°52'45"E ~ 90.00'

Existing Landscape area

Zoning: C-3

Zoning: R-4

N.C.B. 8501

LOT 200H, BLK. H
PALM COMMUNITY SITES
SUBDIVISION
(Vol. 5940, Pg. 237 D.P.R.)

Zoning: C-3

Zoning: C-2

Zoning: C-2

147.42'

7.0'

58.0'

N39°07'15"E

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.0'

25.0'

40.0'

7.0'

12.0'

18.0'

8.0'

N39°07'15"E

58.0'

7.0'

8.0'

18.0'

12.0'

7.0'

40.0'

25.0'

3.0'

58.0'

S39°07'15"W

4.0'

3.